

**DATE:** January 19, 2024  
**TO:** Rosalva Ureno, City of Corona  
**FROM:** Charlene So, Urban Crossroads  
**JOB NO:** 15670-03 TG Memo

## SECOND STREET HOUSING (DPR2023-0026) TRIP GENERATION ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Trip Generation Assessment for the Second Street Housing development (**Project**), which is located on the west of Buena Vista Avenue, east of the SR-91 Freeway Eastbound Ramps, and south of 2<sup>nd</sup> Street in the City of Corona. This trip letter describes the proposed Project trip generation and determines whether any additional traffic operations analysis is required based on the City's Traffic Impact Study Guidelines (July 2006, **City Guidelines**).

### PROPOSED PROJECT

It is our understanding that the Project is to consist of 25 affordable housing units (that will be income restricted). A preliminary site plan for the proposed Project is shown on Exhibit 1. Access to the Project site will be accommodated to 2<sup>nd</sup> Street which will be limited to right-in/right-out access only.

**EXHIBIT 1: PRELIMINARY SITE PLAN**



## TRIP GENERATION

Trip generation represents the amount of traffic that is attracted and produced by a development and is based upon the specific land uses planned for a given project. In order to develop the traffic characteristics of the proposed project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition, 2021) was used to estimate the Project’s trip generation based on the Affordable Housing land use category (ITE Code 223). Trip generation rates are summarized on Table 1. As shown on Table 1, the proposed Project is anticipated to generate 120 two-way trips per day with 13 AM peak hour trips and 12 PM peak hour trips.

**TABLE 1: PROJECT TRIP GENERATION SUMMARY**

Land Use <sup>1</sup>	Units <sup>2</sup>	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Affordable Housing	DU	223	0.15	0.36	0.50	0.27	0.19	0.46	4.81

<sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Eleventh Edition (2021).

<sup>2</sup> DU = Dwelling Units

Land Use	Quantity Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Second Street Housing	25 TSF	4	9	13	7	5	12	120

<sup>1</sup> DU = Dwelling Units

## FINDINGS

The City Guidelines indicate if a project generates 50 peak hour trips or more without consideration of pass-by trip reductions, a full traffic study could be required for the project. The selection of study area intersection locations is, at a minimum, to include any intersecting roadways of “collector” to “collector” or higher roadway classification where a project would add 50 or more peak hour trips from the project site. Based on the Project’s trip generation (see Table 1), the Project is not anticipated to generate 50 peak hour trips and would therefore contribute fewer than 50 peak hour trips to any off-site intersection. However, the preparation of a traffic study is at the discretion of the City Traffic Engineer. The City’s scoping agreement form is provided in Attachment A.

If you have any questions or comments, I can be reached at [cs@urbanxroads.com](mailto:cs@urbanxroads.com).

## ATTACHMENT A: SCOPING FORM

## **Exhibit F**

### **Traffic Impact Study Scope – City of Corona**

Project Name:	Second Street Housing
Project Address:	west of Buena Vista Avenue, south of 2nd Street (APN: 118-270-055)
Project Description:	25 affordable housing units
Case Number:	DPR2023-0026

	Consultant	Developer
Name:	Charlene So, Urban Crossroads, Inc.	Second Street Homes LP
Address:	1133 Camelback St. #8329, Newport Beach, CA 92658	14211 Yorba Street, Suite 200 Tustin, CA 92780
Telephone: E-mail:	949-861-0177 cso@urbanxroads.com	714-288-7600

#### **A. Trip Generation**

Proposed Land Use	R3	Previous Land Use	Vacant
Existing Zoning	R3, MP	Proposed Zoning	R3

	In	Out	Total
AM Peak Hour	4	9	13
PM Peak Hour	7	5	12

#### **B. Trip Distribution**

Attach graphical representation

#### **C. Background Traffic**

Project Opening year:	2026	Growth Rate:	N/A
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#### **D. Study Intersections**

N/A	

#### **E. Specific Issues to be addressed in the Study**


#### **Approved By:**

City of Corona Traffic Engineering:	
Date:	